

## PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

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\* Resource Name or #: 4750-66 Thorn Street, APN 476-151-16, 17 & 18

P1. Other Identifier:

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 4750 Thorn Street City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
APN 476-151-16-00, 476-151-17-00, and 476-151-18-00 Islenair Unit #1, Block 1, Lot 16 and Islenair Unit #2, Block 4, Lot 1

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The two-story multi-family residence at 4750 Thorn Street was built in 1958 on a corner lot in the Contemporary style and features a low-pitch roof with composition shingles; a slight eave overhang; and a textured stucco exterior. The entries are located under a roof projection supported by wood posts. Fenestration consists of vinyl slider windows. A cement block retaining wall and wood fence is located at the property line. Refer to BSOR Section B.6. for modifications and analysis of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1958 MetroScan Data

\* P7. Owner and Address:

Frederick Kenneth E & Jacquelyn  
330 San Elijo Street  
San Diego CA 92106

\* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff  
202 C Street, MS 4A  
San Diego CA 92101

\* P9. Date Recorded: 1/17/2007

\* P10. Survey Type: (Describe)  
Intensive (Architectural)



\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\* NRHP Status Code 6Z

\* Resource Name or #: 4750-66 Thorn Street, APN 476-151-16, 17 & 18

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

\* B5. Architectural Style: Contemporary

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

The multi-family residence was constructed in 1958 per MetroScan data. Modifications include the replacement of the composition roof with a new composition roof; the use of textured stucco; the replacement of the original wood frame and sash windows with vinyl slider windows; and the addition of a cement block retaining wall and wood fence. The building is in good to fair condition and retains a good to fair degree of integrity.

\* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1957-1979

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)





## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

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\* Resource Name or #: 4769 Thorn Street, APN 476-241-01

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_

T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 4769 Thorn Street

City San Diego

Zip 92105

d. UTM: (Give more than one for large and/or linear feature)

Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

APN 476-241-01-00; Islenair Unit #2, Block 7, Lot 1

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
The house at 4769 Thorn Street, located on the same lot as 3275 Euclid Avenue, was built in 1939 in the Minimal Traditional style and features a gable roof with composition shingles; clipped eaves; and a textured stucco exterior. The entry, accessed via two concrete steps, is set just right of center. The entry door is set parallel to the sidewalk. Fenestration consists of aluminum frame and sash slider windows with wrought iron security bars. The single far garage is attached to the house and is set back from the main façade. The house has been stripped of ornamentation. Refer to BSOR Section B.6. for modifications and analysis of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1939 SD County Building Record

\* P7. Owner and Address:

Valdez Jose R & Josefina

3275 Euclid Avenue

San Diego CA 92105

\* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

\* P9. Date Recorded: 1/17/2007

\* P10. Survey Type: (Describe)

Intensive (Architectural)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
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☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\* NRHP Status Code 6Z

\* Resource Name or #: 4769 Thorn Street, APN 476-241-01

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential

B4. Present Use: SF Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1939 per the San Diego County Building Record. Modifications include the replacement of the composition roof with a new composition roof; the replacement of the original wood windows with aluminum windows; the removal of any ornamentation; and the replacement of the original garage door with a roll-up aluminum door. The house is in fair condition and retains a poor degree of integrity.

\* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

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B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

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(Sketch map with north arrow required)

